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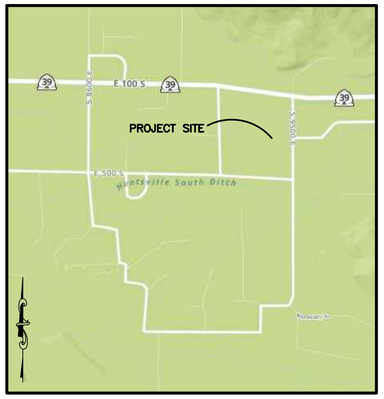
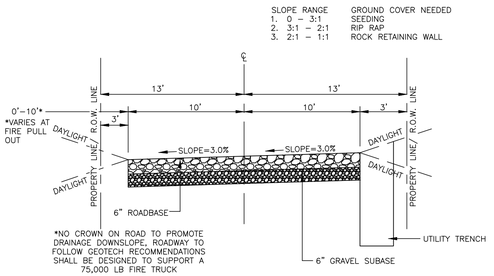


VICINITY MAP
SCALE: NONE



26' SHARED ACCESS EASEMENT SECTION
SCALE: NONE

LEGEND

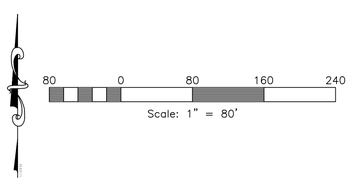
- = SECTION CORNER
- = EXPLORATION PIT
- = DRAINFIELD & REPLACEMENT
- = 26' SHARED ACCESS EASEMENT
- = FEMA FLOOD PLAIN
- = EXISTING STRUCTURE
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = SECTION TIE LINE
- = 100' RIVER SETBACK (COUNTY NO STRUCTURE BUILD)
- = CENTER OF RIVER
- = 50' RIVER SETBACK FOR SEPTIC AREA

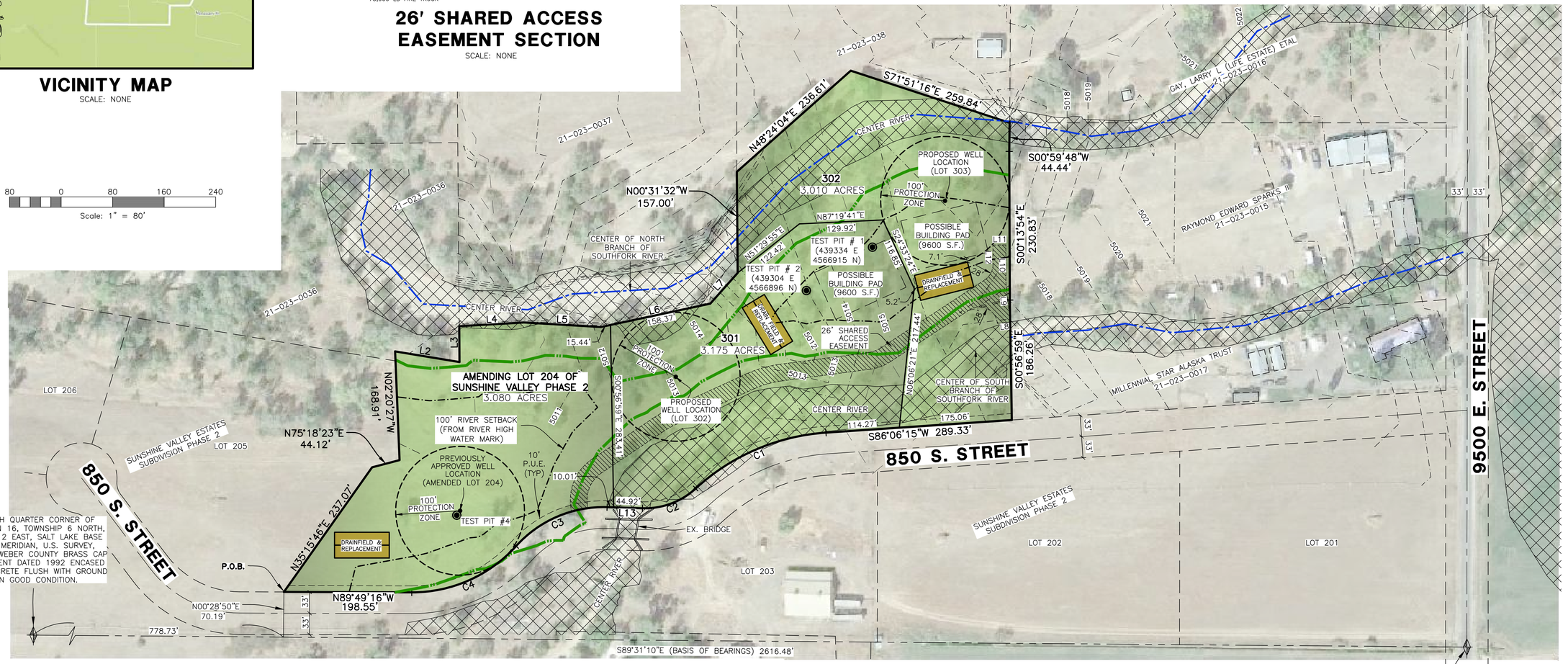
SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (LOT 302) EVALUATION #15274 (UTM ZONE 12 NAD 83 439334 E 4566915 N)
0–14" LOAM, GRAINULAR STRUCTURE
14–93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65%

EXPLORATION PIT #2 (LOT 301) EVALUATION #15274 (UTM ZONE 12 NAD 83 439304 E 4566896 N)
0–8" LOAM, GRANULAR STRUCTURE
8–82" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL

EXPLORATION PIT #4 (AMENDED LOT 204) EVALUATION #14658 (UTM ZONE 12 NAD 83 0439132 E 4566787 N)
1–9" LOAMY SAND, GRANULAR STRUCTURE, 1 0% GRAVEL
9–74" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL





BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF 850 SOUTH STREET, SAID POINT BEING S89°31'10"E 778.73 FEET AND N00°28'50"E 70.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (SAID CORNER BEING N89°31'10"W 2616.48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16); THENCE ALONG THE EAST LINE OF LOT 205 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) N35°15'46"E 237.07 FEET; (2) N75°18'23"E 44.12 FEET; (3) N02°20'27"W 168.91 FEET; THENCE S80°40'03"E 101.41 FEET; THENCE N00°27'42"W 55.57 FEET; THENCE N86°38'59"E 100.71 FEET; THENCE S86°36'59"E 119.55 FEET; THENCE N77°58'04"E 173.81 FEET; THENCE N41°46'24"E 63.93 FEET; THENCE N00°31'32"W 157.00 FEET; THENCE N48°24'04"E 236.61 FEET; THENCE S71°51'16"E 259.84 FEET; THENCE S00°59'48"W 44.44 FEET; THENCE S00°13'54"E 230.83 FEET; THENCE S00°56'59"E 186.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 850 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S86°06'15"W 289.33 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 224.38 FEET, A DELTA ANGLE OF 38°36'24", A CHORD BEARING OF S66°48'03"W, AND A CHORD LENGTH OF 220.16 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 90.28 FEET, A DELTA ANGLE OF 44°12'47", A CHORD BEARING OF S69°36'15"W, AND A CHORD LENGTH OF 88.06 FEET; (4) N88°17'22"W 54.93 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 158.76 FEET, A DELTA ANGLE OF 49°42'22", A CHORD BEARING OF S66°51'27"W, AND A CHORD LENGTH OF 153.83 FEET; (6) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 217.00 FEET, AN ARC LENGTH OF 182.45 FEET, A DELTA ANGLE OF 48°10'28", A CHORD BEARING OF S66°05'30"W, AND A CHORD LENGTH OF 177.13 FEET; (7) N89°49'16"W 198.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 403,575 SQUARE FEET OR 9.265 ACRES MORE OR LESS.

NOTES

1. NO PARKING WILL BE ALLOWED ON THE SHARED ACCESS. NO PARKING SIGNS WILL BE INSTALLED
2. LOT 204 OF SUNSHINE VALLEY ESTATES PHASE 2 WILL BE AMENDED
3. CONTOURS ARE SHOWN IN ONE FOOT INTERVALS

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	333.00'	224.38'	220.16'	116.64'	S66°48'03"W	38°36'24"
C2	117.00'	90.28'	88.06'	47.52'	S69°36'15"W	44°12'47"
C3	183.00'	158.76'	153.83'	84.76'	S66°51'27"W	49°42'22"
C4	217.00'	182.45'	177.13'	97.01'	S66°05'30"W	48°10'28"

LINE TABLE

LINE	BEARING	DISTANCE
L2	S80°40'03"E	101.41'
L3	N00°27'42"W	55.57'
L4	N86°38'59"E	100.71'
L5	S86°36'59"E	119.55'
L6	N77°58'04"E	173.81'
L7	N41°46'24"E	63.93'
L8	N83°46'38"E	20.00'
L9	N06°13'22"W	60.00'
L10	N00°13'54"W	60.00'
L11	S89°46'06"W	20.00'
L12	S00°13'54"E	30.53'
L13	N88°17'22"W	54.93'

Sunshine Valley Estates Subdivision Phase 3

Weber County, Utah

Developer:
Matt Lowe
6028 S. Ridgeline Dr.
Suite 200
Ogden, Ut. 84405
(801) 648-8229

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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

Sunshine Valley Estates Subd. Phase 3
PART OF THE SE 1/4 OF SECTION 16, T.6N., R.2E., S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 2-22-22
Name: SUNSHINE VALLEY ESTATES SUBD. 3
Number: 4825-25

Sheet 1 of 1 Sheets

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